

MINUTES
OXNARD PLANNING COMMISSION
Thursday, November 16, 2023

A. ROLL CALL

1. At 6:00 pm the Oxnard Planning Commission convened in the Oxnard Chambers.
2. Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Connelly, Dr. Lopez and Zielsdorf were present.
3. Staff members present were: Joe Pearson II, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; Daniel Houck, Associate Planner; Jay Dobrowalski, Planning Supervisor; and Miriam Loera, Administration Services Specialist.
4. Chair Arruejo presided and called the meeting to order.

B. PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES

1. Commissioner Connelly

C. PUBLIC COMMENTS - On Items Not On The Agenda

1. None

D. CONSENT AGENDA

1. APPROVAL OF MINUTES- August 3, 2023
2. APPROVAL OF MINUTES- September 7, 2023

MOTION:

Commissioner Connelly moved and Vice Chair Dr. Stewart seconded the motion of approval of minutes for the October 20, 2022, Planning Commission meeting with the following amendments to the Roll Call and edits to the modified parking requirement for Single Room Occupancy uses in the Motion for Item F.1, respectively:

1. Vice Chair Stewart, Commissioners Connelly, Dr. Lopez, Nash and Zielsdorf were present. Commissioner Chavez and Chair Arruejo were absent.
2. ~~One off-street space per two units and~~ One easily accessible long-term bicycle storage space per unit.

VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioner Connelly, Nash and

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in a meeting, you should contact the office of the City Clerk at (805) 385-7803. Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written materials relating to an item on this agenda that are distributed to the Planning Commission within 72 hours before the item is to be considered at its regularly scheduled meeting will be made available for public inspection at 214 South C Street, during customary business hours.

Zielsdorf voted in favor. Commissioner Dr. Lopez abstained. The motion carried 5:0:0:1:0¹.

E. EX PARTE DECLARATIONS FOR PUBLIC HEARING ITEMS

1. None

F. PUBLIC HEARING

1. **Project Name: Verizon Wireless Monopine Tower;** Planning and Zoning Permit No. 23-530-02 (Special Use Permit - Wireless); Located at 2400 Eastman Ave (APN: 216-0-193-135). A request to construct a 65-foot tall wireless communication facility designed to resemble a pine tree with an associated ground equipment enclosure on a 2.75 acre lot in the M-1 zone. The request includes the allowance for an increase in height from 40 feet to 65 feet. The project is located within an open area of the lot used for storage by an existing industrial business. The project is Categorically Exempt in accordance with Section 15303 pursuant to provisions of the California Environmental Quality Act (CEQA) Guidelines. Filed by designated agent Franklin Orozco, Black Rock, Irvine, CA 92618, on behalf of Verizon Wireless.

City Staff: Daniel Houck, Associate Planner

Recommendation: That the Planning Commission:

- a. Find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and
- b. Adopt Resolution 2023-37 approving Planning and Zoning Permit No. 23-530-02 (Special Use Permit Wireless), subject to certain findings and conditions.

Daniel Houck, Associate Planner provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/4kgO1EhALTM>

City Staff including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Daniel Houck, Associate Planner were available for questions.

The applicant Franklin Orozco provided a presentation and was available for questions.

Verbal comments or questions were received by Chair Arruejo, Vice Chair Dr. Stewart and

¹ In Favor: Against: Absent: Abstain: Recused

Commissioner Dr. Lopez on the amount of carriers per tower, outdated structures and the future use for those structures, height and coverage area, need in the communities for service

Chair Arruejo opened the public comments portion of the public hearing.

No verbal comments received by public speakers

Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Commissioner Nash moved and Vice Chair Dr. Stewart seconded the motion to find the project Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15303 Class 3 (New Construction); and adopt Resolution 2023-37 approving Planning and Zoning Permit No. 23-530-02 (Special Use Permit Wireless), subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Connelly, Dr. Lopez, Nash and Zielsdorf voted in favor. The motion carried 6:0:0:0:0².

2. **Project Name: Santiago Industrial Suites Tentative Map;** Planning and Zoning Permit Nos. 23-500-08 (Special Use Permit) and 22-300-03 (Tentative Tract Map No. 6062) for a Tentative Subdivision Map for condominium purposes; Located at 1400 Graves Avenue and 2301 Santiago Court (APN: 214-0-031-025). The applicant requests a Tentative Subdivision Map (Permit No. 22-300-03) and Special Use Permit (Permit No. 23-500-08) to subdivide a 4.16-acre lot for condominium purposes. The project site is the location of a recently approved and under construction development of two industrial buildings containing 12 tenant spaces each. The Tentative Subdivision Map would subdivide the property to create one lot for common area (containing parking, driveways, landscaping and pedestrian pathways) and 24 lots matching the buildings for industrial condominiums. The project is Categorically Exempt in accordance with Section 15301 pursuant to provisions of the California Environmental Quality Act (CEQA) Guidelines.

City Staff: Lisa Gordon, Senior Contract Planner and Jay Dobrowalski, Planning Supervisor.

Recommendation: That the Planning Commission:

² In Favor: Against: Absent: Abstain: Recused

- a. Find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities);
- b. Adopt Resolution 2023-38 recommending that the City Council approve Planning and Zoning Permit No. 22-300-03 for a Tentative Subdivision Map (Tentative Tract Map No. 6062), subject to certain findings and conditions; and,
- c. Adopt Resolution 2023-39 approving Planning and Zoning Permit No. 23-500-08 for a Special Use Permit, subject to certain findings and conditions.

Jay Dobrowalski, Planning Supervisor provided the required Measure M pre-recorded presentation video outlining the request which was posted with the agenda: <https://youtu.be/xsdphNQsmEU>

City Staff and Consultants Including: Joe Pearson, Planning & Environmental Services Manager; Ken Rozell, Chief Assistant City Attorney; and Jay Dobrowalski, Planning Supervisor. were available for questions.

The applicant, Eric Zentner, was available for questions.

Verbal comments and questions were received by Chair Arruejo, Commissioner Nash, Dr. Lopez Connelly, on purpose of units, applicants involvement, ownership of property by buyers and need of small industrial spaces.

Chair Arruejo opened the public comments portion of the public hearing.

No verbal comment received by a public speaker.

Chair Arruejo closed the public comments portion of the public hearing.

MOTION:

Commissioner Dr. Lopez moved and Commissioner Connelly seconded the motion to find the Project to be Categorically Exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15301(k) (Existing Facilities); adopt Resolution 2023-38 recommending that the City Council approve Planning and Zoning Permit No. 22-300-03 for a Tentative Subdivision Map (Tentative Tract Map No. 6062), subject to certain findings and conditions; and adopt Resolution 2023-39 approving Planning and Zoning Permit No. 23-500-08 for a Special Use Permit, subject to certain findings and conditions.

MOTION VOTE:

Chair Arruejo, Vice Chair Dr. Stewart, Commissioners Connelly, Dr. Lopez, Nash and Zielsdorf voted in favor. The motion carried 6:0:0:0:³.

F. STUDY SESSION/REPORTS

1. None

G. PLANNING COMMISSION BUSINESS

1. Vice Chair Dr. Stewart had a question about the role of the Environmental Resources division, which was answered by Joe Pearson II, Planning and Environmental Services Manager.
2. Chair Arruejo commented on the Planning Commission Bylaws going to the City Council this upcoming Tuesday (November 21, 2023). Chair Arruejo also discussed the potential for future changes to the Bylaws to be discussed at a future date.

H. COMMUNITY DEVELOPMENT STAFF UPDATES

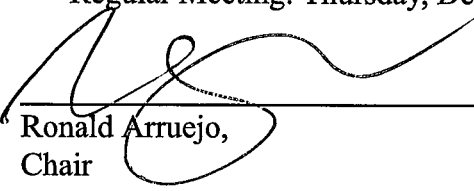
1. Joe Pearson II commented on the Planning Commission Bylaws going to City Council on November 21, 2023 and also commented on the upcoming meeting on December 7, 2023.

I. ADJOURNMENT

1. At 6:34 pm., the Planning Commission concurred to adjourn.

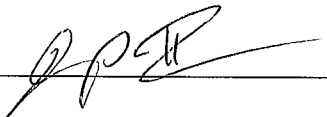
FUTURE MEETINGS

Regular Meeting: Thursday, December 7, 2023, 6:00 p.m, Oxnard Chambers



Ronald Arruejo,
Chair

ATTEST



Joe Pearson II,
Planning & Environmental Services Manager

³ In Favor: Against: Absent: Abstain: Recused